

**LONGLEAF COMMUNITY DEVELOPMENT DISTRICT
GENERAL INFORMATION PRESENTATION
February 2007**

THE FOLLOWING INFORMATION IS GENERAL IN NATURE. EXACT LEVELS OF ASSESSMENTS, PAYOFF BALANCES ETC. FOR A SPECIFIC LOT OR PROPERTY MUST BE OBTAINED BY CONTACTING THE DISTRICT'S OFFICE.

CDD versus HOA

A community development district is a special purpose form of local government described as an "independent special taxing district" and as such is "public". A homeowners association is generally a "not-for-profit corporation" which is made up of "members" or homeowners, within a specific geographic boundary and it is considered "private".

The Longleaf Community Development District owns and operates portions of the roadways, stormwater drainage system, common areas and amenities (such as Town Hall etc). The Longleaf Neighborhood Association oversees the "deed restriction" enforcement and Architectural Control of the Association. Each of these entities is distinctly different and operated at "arms length" of each other.

What is a CDD? It's Function etc.

As mentioned above the District is a form of government that exists under Florida Statute, Chapter 190, which is considered its enabling statute and serves as its charter. Districts the size of Longleaf become official after a petition of all landowners within its proposed boundaries, is approved by an ordinance of the local general-purpose government (city or county).

The District functions as any local government. The District is governed by a Board of five Supervisors. Districts have similar powers as other local governments, with the exception of "police powers". Therefore it can not have its own police department, building, zoning and compliance codes, etc. This would also include "deed restrictions" which is why community development districts normally have homeowners associations organized within its boundaries.

The District is an "independent special taxing district" and therefore is not "dependent" on the next level of local general-purpose government, in the case of Longleaf, Pasco County, for funding, governance, etc. Standard municipal grade services are delivered to the residents by way of Pasco County and paid by way of their real estate tax bill and its ad valorem portion. The District's operation is funded by way of non-ad valorem assessments on their real estate tax bill. The District itself is tax exempt for most of its property with the exception of property that may be income producing.

Road, Facilities and Other Property Ownership and Public Access

Districts may own and maintain various types of property. Some Districts will dedicate their roads to the county or city they are located in or they maintain ownership themselves. In the case of Longleaf they have kept the ownership of a portion of the roads and therefore as a public entity the roadways are considered public. With this in mind, the roadways must allow for access to the “public” at large, not just the “public” of Longleaf as there are no different classes of public nor can the District create different classes. This is no different than the County would do.

In addition, the Longleaf CDD owns the Town Hall and Pool, along with the Village Green and various other recreation areas. These also are open to the public. The District does have the right to set user fees for access and use of the various facilities and amenities. These rates are set in accordance with statutory procedures which include public hearings on the rates to be charged. In the case of Longleaf, the CDD determined that non-residents would be assessed a Non-residents user fees to be able to access and use any of the facilities within the Community. Failure of a Non-resident to pay the fees would allow the CDD to restrict usage and deny access to its facilities.

Does the CDD ever go away?

As many believe, the District does not cease to exist or go away when its bonds have been paid off. The District may continue to exist for perpetuity. It may be dissolved by way of several events, such as merger with another community development district, or the local general- purpose government takes over all of the ownership of a district’s facilities and financial responsibilities. There are several other events or criteria which do not apply to Longleaf as it now stands.

Explain the Election Process

From its initial establishment until after its sixth year in existence, the Board of Supervisors is elected by way of a “landowner” election, wherein, all landowners of the District may participate and are entitled to one vote per acre or fraction thereof. By Statute, there are 5 Supervisors, no more or less.

There are no specific requirements for candidates to meet during the landowner election phase. Candidates may be whoever is placed into candidacy and can obtain enough votes to take a seat. After the sixth year as long as there are more than 250 “qualified electors” (registered voters) who reside within the confines of the District, the elections begin a transition.

At the next election after the sixth year mark with the prerequisite minimum number of registered voters (250), two of the three seats up for election, are held through the “general election” process by the Supervisor or Elections of the County. Candidates must be registered voters residing within the confines of the District and who have met the criteria of being a candidate on the ballot. Landownership is not a requirement.

Candidates run for a “seat” number such as Seat 1 or Seat 2, etc. In the first general election both of the seats are a four year term. The remaining position is still elected by way of landowner election and is a 4 year seat as described by Statute.

There are certain criteria and filing requirements for general election candidates, including but not limited to the filing of a financial disclosure form, known as a Form 1, Statement of Financial Interests. In brief this form outlines the sources of a candidates income and business interests. In addition there are filing fees, declaring of a campaign treasury, etc. These details are best addressed by contacting the Pasco County Supervisor of Elections Office.

In the eighth year after establishment and thereafter (as long as 250 registered voters continue to exist), all candidates must be registered voters, residing within the confines of the District. Once again, there are no landownership requirements. Those seats are also 4 year seats.

Description of Bonds

The District has issued a number of separate bonds. They are the 1999 Series, Special Assessment Revenue Bonds the 2001 Series, Special Assessment Revenue Bonds, the 2005 Series, Special Assessment Re-Funding Revenue Bonds and 2006 Series Special Assessment Re-Funding Revenue Bonds. The 1999 Series Bonds had two components an A and a B component. The “A” Series is normally referred to as long term bonds with the “B” Series as short term bonds. Both the Series 2005 and 2006 were long term bonds. The long term bonds are re-paid by way of the debt service portion of the District’s Non-Ad Valorem Assessments on a property owner’s tax bill. The B Series Bonds are re-paid by the Developer/Builder, upon the sale of a lot to a retail buyer (homeowner).

All land within the District was assessed its pro-rata share of the 1999 and 2001 Series Bond Debt. The District has since issued its 2005 and 2006 Re-Funding Bonds, which have paid off and restructured the 1999 A Bond Debt. The 2005 Series, only effected land and debt in Neighborhoods 3 and 4, the 2006 Series, only effected land and debt in Neighborhoods 1 and 2. Once again this debt was spread across all land within the District and within the respective neighborhoods as described, on a pro-rata basis. Any current landowner has the right to pay off their portion of the long term bond debt at any time, without penalty during the life of the bond term.

The following chart describes some of the important aspects of the Bonds. The original 1999 A has been dropped due to the two Re-funding Bond Issues:

SHORT-TERM BONDS

Category	Series 1999 B	Series 2001
Original Balance	\$4,265,000	\$2,045,000
Balance Jan. 07	\$485,000	\$810,000
Maturity Date	May 1, 2009	May 1, 2009
Annual Payment	\$283,030 (Int. only)	\$148,263 (Int. only)
Interest Rate	6.30%	7.25%

LONG-TERM BONDS

Category	Series 2005 Re-Funding	Series 2006 Re-Funding
Original Balance	\$6,270,000	\$4,354,000
Balance Jan. 07	\$6,150,000	\$4,350,000
Maturity Date	May 1, 2030	May 1, 2030
Annual Payment	\$488,511	\$345,608
Interest rate	5.40%	5.375%

The following chart depicts the amount of the 2005 Series Re-Funding Bond debt placed on land and the annual assessment to repay that debt. The lands included in this Bond Issue were only located in Neighborhoods 3 and 4:

Product Type	Total Debt	Annual Debt Service Assessment
Townhome	\$5,773	\$450
Condo	\$5,773	\$450
42' Lot	\$9,621	\$750
50' Lot	\$10,263	\$800
60' Lot	\$10,904	\$850
½ acre Lot	\$19,243	\$1,499

The following chart depicts the current average 2005 Series Re-Funding Bond debt remaining to be paid, if an owner were to elect to pre-pay the debt. These figures reflect the potential pay off good until March 1, 2007. **THESE FIGURES ARE FOR GENERAL INFORMATION. ACTUAL PAY OFF FIGURES MUST BE REQUESTED AND VERIFIED IN WRITING BY THE DISTRICT OFFICE:**

Product Type	Pay Off Through 3/01/2007
Townhome	\$5,392
Condo	\$5,392
42' Lot	\$8,987
50' Lot	\$9,586
60' Lot	\$10,185
½ Acre Lot	\$17,975

The following chart depicts the amount of the 2006 Series Re-Funding Bond debt placed on land and the annual assessment to repay that debt:

Product Type	Total Debt	Annual Debt Service Assessment
Townhome	\$2,570	\$204
42' Lot	\$7,709	\$612
50' Lot	\$10,278	\$817
60' Lot	\$12,848	\$1,021
70' Lot	\$15,418	\$1,225
½ Acre Lot	\$19,323	\$1,535

Commercial	\$75,032	\$5,961
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Note: There are 18 homeowners who have paid off the original 1999A Debt and only have a small 2006 debt piece left to pay. These payoffs are not listed here to avoid confusion. If you want to verify if you own one of those lots please contact the District Office.

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Product Type	Pay Off Through 3/01/2007
Townhome	\$2,447
42' Lot	\$7,341
50' Lot	\$9,787
60' Lot	\$12,233
70' Lot	\$14,680
½ acre lot	\$18,400
Commercial	\$71,442

The following chart depicts the amount of 1999B and 2001 Series Bond debt which was assessed on land and which is paid by the Developer/Builder upon the sale of a lot/home to a retail buyer (homeowner):

Product Type	1999B Debt Payment Amt.	2001 Debt Payment Amt.
Townhome	\$6,534	
Townhome		\$2,942
42' Lot	\$8,948	
42' Lot		\$3,177
50' Lot	\$10,327	
50' Lot		\$3,359
60' Lot	\$12,052	
60' Lot		\$3,527
70' Lot	\$13,776	
70' Lot		\$3,772
½ acre Lot	\$33,751	
½ acre Lot		\$6,382

What is the Operation & Maintenance Assessment

The District annually adopts its General Fund Budget more commonly referred to as its Operations and Maintenance Budget. This is the budget that deals with the day in and day

out needs of the District, for its Administration and Operation of its facilities and infrastructure. The Districts follows the budgeting process as described in FS. 190.008.

As part of this process the District must adopt a proposed budget which is transmitted to the Clerk of the Board of County Commissioners. The District after a minimum of 60days after the submittal to the County may conduct at least one public hearing, to allow for public comment and testimony relating to the budget. After the public hearing the Board of Supervisors may adopt the budget and the assessments necessary to fund the budget as approved by the Board of Supervisors.

The Operations and Maintenance Assessment, is the second component that make up the Non-Ad Valorem Assessments property owners within the District will see on their annual Real Property Tax Bill from Pasco County. As part of that assessment there is an additional street light assessment. The street assessment is figured separately from Neighborhoods 1 and 2 and Neighborhoods 3 and 4 due to the different level of lights between those sections. The street light assessment is then added into the Operations and Maintenance Assessment for those sections separately, given a total for the Operations and Maintenance Assessment.

The following chart depicts the O&M Assessments for the Current Fiscal Year, which runs from October 1, 2006 through September 30, 2007:

Product Type	O&M Assessment	1&2 Str Lts	3&4 Str Lts	Total
Townhome	\$220	\$218		\$438
Townhome	\$220		\$150	\$370
42' Lot	\$659	\$218		\$877
42' Lot	\$659		\$150	\$809
50' Lot	\$878	\$218		\$1,096
50' Lot	\$878		\$150	\$1,028
60' Lot	\$1,098	\$218		\$1,316
60' Lot	\$1,098		\$150	\$1,248
70' Lot	\$1,318	\$218		\$1,536
½ acre	\$1,643	\$218		\$1,861
½ acre	\$1,643		\$150	\$1,793
Commercial	\$6,412	\$218		\$6,630